

Historic Preservation Commission Agenda

DON SIMMONS Ph.D.

Chair

CHARLOTTE KONCZAL ESQ., Vice Chair

Commission Members

PATRICK BOYD

JOE MOORE

MOLLY LM SMITH

LISA WOOLF

VACANCY

CRAIG SCHARTON, M.S.

Assistant Director

KARANA HATTERSLEY-DRAYTON, M.A.

Secretary

Historic Preservation Project Manager

WILL TACKETT, Planner III

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

November 19, 2012

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

II. APPROVE MEETING MINUTES

A . Approve Minutes of October 22, 2012.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

- A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance* Pursuant to FMC 12-1626.

Staff Recommendation: There is no new information to report.

- B. Consideration of Approval of Request by the Property Owner to Recommend To the City Council the Designation of the Henry and Emily Banta Home (c1895, HR#007) Located at 228 N. College to the Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609.

Staff Recommendation: Approve recommendation for designation under Criteria i, ii and iii.

VI. COMMISSION ITEMS

- A. Consider Recommendation to the City Council the Designation of the Former Voice Brothers Auto Repair Building Located at 2424 Stanislaus Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 (**ACTION ITEM**).

Staff Recommendation: Approve recommendation for designation under Criteria i and iii.

VII. CHAIRPERSON'S REPORT

- A. Update on "Uniquely Fresno: A Conversation About Our Built Environment," Wednesday November 28, 11:30-1:30 at Arte Americas.

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission
1. FY 2012 Annual Historic Preservation Commission Report to the City Council.
 2. Report: Mid-Century Modernism Sub-Committee.
- B. Staff
1. "Beyond Boundaries": National Preservation Conference, Spokane, Washington October 31-November 3rd.
 2. Update on Commission sub-committees.
- C. General Public

- IX. NEXT REGULAR MEETING: December 17, 2012.** Tentative: Final Application for Fresno Hitching Post Thematic District.

X. ADJOURNMENT

2600 Fresno Street, Third Floor

Historic Preservation Commission Minutes

October 22, 2012

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:55 by Chair Dr. Don Simmons.

Commissioners Present: Moore, Simmons, Smith and Woolf.

Commissioners Absent: Boyd and Konczal

Staff Present: Hattersley-Drayton, Tackett and Pagoulatos (Planning)

II. APPROVE MEETING MINUTES

A. The minutes of August 27, 2012 were approved, 3-0-1 (Motion by Molly Smith, second by Joe Moore with Commissioner Woolf abstaining due to her absence at this meeting.)

III. APPROVE AGENDA

Upon request of staff, Item VIF was moved to the beginning of the agenda as the presenter was here from the Bay Area. Amended Agenda was approved 4-0 (Motion by Smith, and second by Woolf).

IV. CONSENT CALENDAR

- A. Adoption of Elizabeth M. Shields Home as Historic Name for the C. Jarman Home (HP#275) Located at 385 N. San Pablo Avenue.

A motion to approve staff recommendation was approved 4-0 (motion by Smith, second by Moore).

V. CONTINUED MATTERS

- A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance* Pursuant to FMC 12-1626.

Staff had no additional information to report on this item.

VI. COMMISSION ITEMS (n.b. VIF was considered first in the agenda)

- A. Consider Recommendation to the City Council the Designation of the Former YMCA Located at 1408 N Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 (**ACTION ITEM**).

Karana Hattersley-Drayton gave the power point presentation which included the staff recommendation, to approve recommendation of c1933 administration building, 1936 Gymnasium and 1937 handball court

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for Local Register designation. She also noted the staff concern regarding more parking lots downtown and the creation of heat islands.

Joe Moore: Asked staff whether the property was being considered as a district or as individual properties?

Hattersley-Drayton: The three buildings are on one parcel and are part of a complex built within a few years of one another, so no, not a district. The other buildings, to be clear, are assumed to be non-contributors. Were this a district nomination, the non-contributing buildings would constitute more than 50% of the "District."

Don Simmons: What other buildings did H. Rafael Lake design?

Hattersley-Drayton: Hotel Californian, the Veterinary Building on Fulton, the First Presbyterian Church, etc.

Simmons: Asked about the potential for a non-contiguous H. Rafael Lake District.

Hattersley-Drayton: The reason that this is coming to the Commission now is the wish of the property owner to demolish several of the buildings at this site, including the 1937 handball court. Owner has indicated some concern with structural issues in this building but has, to date, offered no evidence. Without a doubt there are issues with vagrants breaking in and destroying and removing infrastructure. Recalls that the former YMCA Executive Director indicated the important role that the Y played in introducing handball.

Moore: Asked whether additions to older buildings affect their integrity and he references the Santa Fe Depot.

Hattersley-Drayton: The three oldest buildings are discrete and have had no major changes. The Santa Fe Depot of course was rehabilitated using the Secretary's Standards but in fact never looked this way historically.

Chair Simmons opened the hearing to the public. There were no comments and the public hearing was closed.

On a 4-0 vote the Commission voted to support the staff recommendation (Smith, motion; Woolf, second).

- B. Consider Recommendation to the City Council the Designation of the Former Voice Brothers Auto Repair Building Located at 2424 Stanislaus Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 (**ACTION ITEM**).

Karana Hattersley-Drayton gave the power point. **Joe Moore** asked whether we had any additional information as to the architect. He did some research and found nothing. **Lisa Woolf** asked whether the building will deteriorate if it is left vacant. **Don Simmons** noted that the building is a victim of its location. He personally likes this building a lot. **Karana Hattersley-Drayton** pointed out that the Sanborn maps indicate residential uses near to this building even into the 1960s. **Molly Smith** mentions similarity to buildings along Broadway; wonders if there was an intention to build additional buildings around it. **Lisa Woolf** notes that she thinks it unlikely that this building will ever be adaptively reused. **Hattersley-Drayton** reminded the Commission that the obligation is to evaluate buildings under the City's Historic Preservation

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*Ordinance for integrity and significance, not whether a building may or may not be renovated in the future. **Molly Smith** likes the building but is not sure it meets the threshold for significance... wonders about other examples of the type and style. **Don Simmons** expressed feeling that the lack of context is even more reason to save a remaining structure... **Woolf**: questions whether this is something the Commission wishes to present to the City Council. **Smith** agrees that it is important to consider whether this (or any resource) is one that we are willing to stand before the Council to present. **Joe Moore** felt it would be easier to make a decision with more associative history. **Don Simmons** asked whether this is a resource that could come back for consideration as a heritage property? **Hattersley-Drayton** answered no, not without the owner's consent.*

This agenda item was opened to the public.

***James Ander** (Clovis, CA) expressed support for the building. Appears that there are not too many examples of art deco in Fresno and feels that it is important to preserve representatives of this style. Sees no reason the building couldn't be reused.*

The public comment period was closed.

***Karana Hattersley-Drayton** noted that it may be difficult to find additional information on this building.*

***Joe Moore** felt that this was borderline; is interested in maintaining a reasonable threshold for the Register. Wondered if there was more information in the Powell survey?*

***Karana Hattersley-Drayton**: Not sure but certainly not called out as eligible.*

On a 4-0 vote the Commission moved to table this item until the next meeting (Smith, motion; Woolf, second).

- C. Consideration of Approval of Request by the Property Owner to Recommend To the City Council the Designation of the Following Properties to the Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609:
 - 1. The George W. Smith Home (c1904) Located at 109 N. College Avenue.
 - 2. The Henry and Emily Banta Home (c1895, HR#007) Located at 228 N. College Avenue.
 - 3. The Flora Montague Bungalow Court (1922, HR#009) Located at 950-962 E. Divisadero Street.
 - 4. The Bekins-McClatchy Home (1926, HR#013) Located at 3729 E. Huntington Boulevard.

***Hattersley-Drayton** gave a power point on the four properties. Their eligibility was then considered as separate actions.*

C1. The George W. Smith Home was recommended for designation on a vote of 4-0 (Smith, motion; Moore, second).

***C2. Molly Smith** recused herself and disclosed that her firm was hired to work on this home several years ago. **Lisa Woolf** asked whether a property owner is required to restore a property completely if it is listed. **Karana Hattersley-Drayton** answered 'No,' the property is landmarked in its current condition although an owner always can restore it to its original look if they are so inclined.*

For lack of a quorum this agenda item was continued to the next HPC meeting.

C3. Commissioner Moore disclosed that the property owner sits on the Valley Public radio board; he opted to abstain from voting rather than recusal. **Lisa Woolf** noted that she agreed with the staff recommendation. **Molly LM Smith** commented on the Commission's (and her personal) history with this project. **Chair Simmons** noted that the court was "snatched from the hands of demolition" and that he appreciated the preservation work and the rehabilitation of the windows.

Darius Assemi (property owner) reiterated that the project was very labor intensive and he thanked people for their support.

On a vote of 3-0-1 the Flora Montague Court was recommended for designation to the Local Register of Historic Resources (motion, Smith; second by Simmons; abstain, Moore.)

C4. Property owner (Jeannette Jurkovich) expressed the opinion that F. Eugene Barton was the architect.

Commissioner Moore asked whether a property ceased to be designated as a heritage property if it was designated to the Local Register.

Karana Hattersley-Drayton responded that this is up to the Commission to decide but recommends that the property receive a new HP # if designated by the Council with a note only next to the former Heritage Property number.

On a motion by Molly Smith, seconded by Joe Moore, the staff recommendation was supported, 4-0.

- D. Consideration of Approval of Request by the Property Owner to Designate the (Former) U.S. Post Office Garage Located at 620 F Street as a Heritage Property and Adoption of Findings Necessary to Support the Designation, Pursuant to FMC 12-1612 (**ACTION ITEM**)

Karana Hattersley-Drayton gave a power point on the property. **Lisa Woolf** asked about the advantages of being listed as a Heritage Property. **Karana** answered that the property owner may use the California Historical Building Code. This property owner's interest is to protect and preserve this building. **Lisa Woolf** noted that the interesting part of the building was the simplicity of its façade. There was a general discussion about Heritage Properties. **Joe Moore** stated his opinion that simplicity does not mean a lack of architectural value.

There was no public discussion. On a vote of 4-0 the Commission designated the U.S. Post Office Garage as Heritage Property #017 (Motion, Moore; second by Smith).

- E. Discuss and Make Recommendations for a Preservation Partners Off-site, Wednesday November 14, 2012 Pursuant to FMC 12-1606(b)(25).

Karana Hattersley-Drayton recommended that staff meet with the sub-committee, Craig Scharton and Paul Pierce in the next week to discuss plans.

- F. Review and Provide Comments on the Initial Study and Conceptual Elevations for the Droge Development Mixed-Use Residential/Retail Project 802 and 814-816 Van Ness Avenue Pursuant to FMC 1606(b)(5).

Karana Hattersley-Drayton introduced **Craig Stradley** (of Mogavero Notestine Associates, architects on the project.) She reminded the Commission that although the actual building is not a designated historic resource due to Council Action, the site of the Droge Building is listed on the Local Register. For this reason the Commission is authorized to comment on the environmental document and more to the point, the

Housing Authority wishes to receive any input on how best to memorialize the history of the site in the new building which is being designed.

Mr. Stradley gave a short PowerPoint presentation which included conceptual elevations, the design context for the draft elevations, the massing and floor plans and potential ways to incorporate the memory of the site, that goes beyond a "plaque." Potential ideas include public art that does homage to the fruit packing history, the WPA and the Japanese relocation process and/or a quotation of the cornice treatment.

Molly LM Smith: Supported the design consideration and the current preference for the elevation as indicated by Mr. Stradley.

Karana Hattersley-Drayton: Inquired specifically about the Commissioners' response to the quotation of the cornice treatment on the current Droge.

Smith: Noted that she loved this idea and feels that the project is on the "right path."

Joe Moore: Noted that the site is diagonally across from the Black's Market, which has been found to be potentially eligible to the California Register and he wondered how the new building height compares to that of Black's.

Stradley: Building heights will be comparable.

Moore: Asked if garage access had been removed from Van Ness Avenue.

Stradley: Access to the garage has always been proposed from the alley.

Moore: Felt that it was not necessary to incorporate the cornice/parapet design from the Droge.

Lisa Woolf: Disagreed with Commission Moore in that she really appreciates the parapet design and wondered how close they are to completion of the design?

Stradley: The final massing and first floor plan are nearly completed; articulation of elements and schematic designs will follow.

Don Simmons: As with Commissioner Moore, felt that the new building did not need to quote the existing [which is slated for demolition]. Suggested that the building could incorporate more playful elements at the street level, as for example agricultural features (fruit boxes?) as awnings. Favors historic information incorporated into the interior to remind new residents of the history of the site. A "new Fresno architecture" has yet to be developed---the corner offers a good opportunity for a signature building.

Chair Simmons opened the hearing to the Public. As there was no public comment the item was returned to the Commission for comments.

Lisa Woolf: Asked about the funding sources for the project.

Michael Duarte (Housing Authority) noted that the funding is complex and includes tax credits, City housing funds as well as a traditional mortgage. The budget is healthy but there will be some challenges and tough decisions.

Stradley: Commented that the Housing Authority is stepping up due to the dissolution of the RDA.

Hattersley-Drayton: *Noted that the draft environmental document found that there were no impacts to cultural resources (thus sub-surface resources), however as with all projects there is a late discovery clause as part of the mitigation.*

VII. CHAIRPERSON'S REPORT

There was no Chair report.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. FY 2012 Annual Historic Preservation Commission Report to the City Council.

Molly LM Smith (past Commission Chair) *mentioned that her computer was stolen in a home break-in and that she lost the draft of the report. She is working on a new report.*

2. Report: Mid-Century Modernism Sub-Committee.

Joe Moore *reported that he received a message on Facebook about the possibility of doing an exhibition on Mid-century modernism.*

B. Staff

1. Report on Progress Toward a Huntington Boulevard Historic District.

Karana Hattersley-Drayton *gave a short staff report, listing the options that are available to the Huntington Boulevard Homeowners.*

Joe Moore *asked about the schedule for CLG grants. Karana Hattersley-Drayton answered that applications are generally due in the spring; not clear that this project would apply based on the stated interests of the State and the City; require a matching grant and also a lot of work to administer, but certainly a possibility. Moore notes that there are currently no recipients for CLG grants in the Central Valley [ed note: cities cannot apply if they are not a Certified Local Government.] He suggested that Fresno might have a good chance for funding based on issues of equity.*

Jeanette Jurkovich *reiterated statements from last HPC meeting: initial application for the District dates to January 2009. She brought copies of the work prepared for the National Register by the HB Homeowners in the late 1990s. Requests that a timeline be created with benchmarks. Feels that Huntington Boulevard needs to be a priority; area needs protection.*

Dave Herb: *The neighborhood does not have the resources to hire a consultant. They are not interested in a National Register nomination as it does not provide protection. Heritage property status is an option but does not accept this as an alternative due to time. Have concerns about work to date and no assurances about moving forward. Suggests that 1) develop plan to work together to move forward; they have residents who are willing to assist; 2) have Commission request quarterly reports.*

Lisa Woolf: *does not understand who the property owners are requesting to do the work.*

Dave Herb: *this function is usually handled by staff. The homeowners have some ability to assist but they make no pretense to have the staff expertise.*

Joe Moore: *Agrees that this work requires a professional.*

Karana Hattersley-Drayton: *National Register protocols are different from that of the Local Register, which uses individual California DPR survey forms for each property. Taking the information from the draft*

NR nomination of the 1990s will be a huge editing job. As noted in the staff report and at the last meeting [and as discussed in a meeting with the Council Member from this District] the City currently does not have the time and resources to work on an extensive historic district at this time. Priority is given to the current planning projects and demolition reviews which require immediate review.

Don Simmons: *Asked about prior list of recommendations for Districts in the downtown area.*

Karana Hattersley-Drayton: *The Commission and staff prioritized a list several years ago prior to the initiation of all the downtown plans, High Speed Rail etc.*

Joe Moore: *Is the staff willing to supervise, and if so, whom?*

Karana Hattersley-Drayton: *Reiterated point in staff report that staff can provide the historic overview, the district map, information on all the building permits etc. and work with/supervise a professional who would finish the actual survey forms.*

Lisa Woolf: *Wondered about projected cost as well as whether there are qualified professionals.*

Dave Herb: *The Association does not have money to hire a consultant. Project is also in the public interest.*

Lisa Woolf: *Is there enough interest in the neighborhood for everybody to chip in to pay for a consultant?*

Jurkovich: *City has obligation as part of CLG responsibilities. Residents already do a lot. City has spent millions on downtown. Huntington Boulevard deserves respect for what it contributes to downtown. Thinks that quarterly reports would be useful.*

Joe Moore: *Again, asked whether it would be useful to apply for a CLG grant.*

Karana Hattersley-Drayton: *Can consider this in early spring but need to find a matching funding source.*

Moore moved to ask that a status report on the Huntington Boulevard District be placed on future agendas as a continued item and also requested a meeting with Administration and the DCR Management regarding the potential for a CLG grant in the future (second by Smith, 4-0).

2. Report on Bike Through (Ag) History, September 29th, 2012.

Karana Hattersley-Drayton *reported that the Bike Through History was very successful, with 75 riders. Don Simmons was one of the docents.*

3. Report on Historic Properties at City Council, September 27, October 18, 2012.

C. General Public

There were no additional comments or testimony from the General Public.

IX. NEXT REGULAR MEETING: November 19th, 2012.

X. ADJOURNMENT

The meeting was adjourned at 9:30.

Historic Preservation Commission Minutes

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October 22, 2012

Respectfully Submitted:

Karana Hattersley-Drayton and Will Tackett



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIC

HPC MEETING: 10/22/12

APPROVED BY

DEPARTMENT DIRECTOR

October 22, 2012

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE FOLLOWING PROPERTIES TO THE LOCAL REGISTER OF HISTORIC RESOURCES, WITH ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC 12-1609

1. The George W. Smith Home (c1904) Located at 109 N. College Avenue.
2. The Henry and Emily Banta Home (c1895, HR#007) Located at 228 N. College Avenue.
3. The Flora Montague Bungalow Court (1922, HR#009) Located at 950-962 E. Divisadero Street.
4. The Bekins-McClatchy Home (1926, HR#013) Located at 3729 E. Huntington Boulevard.

RECOMMENDATION

Staff recommends that the Commission find that the George W. Smith Home is eligible for listing on the Local Register of Historic Resources under Criteria i and iii; the Henry and Emily Banta Home is eligible for listing on the Local Register under Criteria i, ii and iii; the original five units and the restored Japanese entry gate of the Flora Montague Bungalow Court are eligible for designation under Criteria i and iii and additionally are eligible for the California Register of Historical Resources under Criterion I and 3; and the Bekins-McClatchy Home is eligible for designation on the Local Register under Criterion i, ii and iii and is also eligible for the California Register under Criteria I, 2, and 3. Staff further recommends that all properties be forwarded to the Fresno City Council for designation pursuant to FMC 12-1609.

EXECUTIVE SUMMARY

The property owners for the George W. Smith Home, the Henry and Emily Banta Home, the Flora Montague Bungalow Court and the Bekins-McClatchy Home have all requested that their buildings be considered for designation to Fresno's Local Register of Historic Resources. All of these properties, with the exception of the George W. Smith Home, are currently designated as Heritage Properties pursuant to FMC 12-1612.. As required by the City's Historic Preservation Ordinance the properties were publicly noticed in the *Fresno Bee* (published October 12, 2012).

The **George W. Smith Home** located at 109 N. College Avenue was built by 1904 as the Polk Directory for 1905-6 records a resident at this address (109 Jensen; the street name was later changed to N. College Avenue). The home, without its two story addition is also depicted on the 1906 Sanborn Fire Insurance Map. Character defining features of this Queen Anne cottage include the façade's leaded glass windows with triangulated headed lights (the glass has been replaced with plastic) as well as the spindle work frieze on the porch. The home is an increasingly rare

REPORT TO THE HISTORIC PRESERVATION COMMISSION

Staff report for the Smith, Banta, Bungalow Court and McClatchy Home, October 22, 2012

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example of the Queen Anne style in Fresno and is among the earliest extant homes in the Elm Grove Addition which was platted in 1887. The property was evaluated as eligible for the Local Register in the 2008 North Park Historic Survey prepared for the City by Galvin Preservation Associates, Inc. Staff concurs that the George W. Smith home appears to be eligible for designation to the Local Register under Criteria i and iii. The home is currently being rehabilitated under the City's HUD-funded housing program; the leaded glass windows will be restored with glass and the porch balustrade will be repaired or replaced in kind. No character-defining features will be affected by the City's work.

The **Henry and Emily Banta Home** is located up the street from the Smith residence and was constructed c1895 by Civil War veteran and carpenter, Henry Banta. The property (minus the outbuilding cottage) was designated a Heritage Property by the Historic Preservation Commission on June 5, 2006, which allowed the current property owner to use the California Historical Building Code in the home's restoration and rehabilitation. The exterior was restored in 2006 to the look of the original single-family residence, with new radiant pine siding, a newly constructed balustrade on the front porch, milled frieze sections to match existing, etc. Additional research over the past few weeks has revealed a far richer portrait of Henry Banta and his tenure here in Fresno. The home appears to be eligible to the Local Register under criterion i, ii and iii, as one of the earliest residences in the neighborhood; for its association with an early pioneer family, the Bantas and as an example of a rare vernacular building type, the "cross-wing" or "L House."

The **Flora Montague Bungalow Court** was constructed in 1922 and is the second oldest bungalow court in Fresno. The complex was designated a Heritage Property by the Commission on May 21, 2007. Over the next several years the property went through a process of demolition by neglect and in July 2011 a disastrous fire destroyed one of the units and damaged several others. The current property owner, FFDA Properties, purchased the complex in 2011 and following consultation with the HPC and planning staff submitted plans that included restoration of the existing units, construction of a new one story bungalow to replace the unit (952) which burned in 2011 and a new two story unit, off axis, that replaced the seventh unit that burned many years ago. The property owner also reconstructed the Japanesque entry gate that fronts onto E. Divisadero and matched it with another at the rear of the property. The complex was officially dedicated on October 16, 2012. The Flora Montague Bungalow Court was evaluated in the City's "Bungalow Court Project" in 2004 as eligible for both the California Register of Historical Resources and the Local Register of Historic Resources. The five restored units: 950, 954, 956, 958 and 960, as well as the restored entry gate, are eligible under Criteria i/1 and iii/3.

The **Bekins-McClatchy Home** was constructed in 1926 for Floyd Bekins (of Bekins Storage) and was sold in 1930 to Carlos (and Phebe) McClatchy, editor of the Fresno Bee. The Tudor Revival home is thus associated with two families prominent in Fresno history. The home is also a significant and stately example of the style. The Commission designated it a Heritage Property on October 25, 2010, in part so that the current property owner could have immediate access to the California Historical Building Code for a roof permit. Other than landscaping and interior restoration, the home remains unaltered since its 2010 evaluation and review by the Commission. At the time of the 2010 meeting the staff opinion was that the home is eligible for individual listing on Fresno's Local Register under Criteria i, ii and iii. It also appears to be eligible for the California Register of Historical Resources under Criteria 1, 2 and 3 and possibly for the National Register as well.

BACKGROUND

Local Register Criteria and Protocols:

The City's Historic Preservation Ordinance is located at Chapter 12, Article 16. Section 1607 outlines the criteria for designation of a resource to the Local Register of Historic Resources. A "historic resource" is "any building, structure, object or site" which is generally more than fifty years of age and "possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (i) Is associated with events that have made a significant contribution to the broad patterns of our history; or
- (ii) Is associated with the lives of persons significant in our past; or
- (iii) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or
- (iv) Has yielded or may be likely to yield, information in prehistory or history.

The City's criteria for assessing significance are patterned after the National Register of Historic Places (1966 as amended) which uses letters A-D for significance. Fresno's Local Register is also similar, although not equivalent, to the California Register of Historical Resources which uses a numbering system of 1-4 for criteria. Although the concept of "integrity" is not specifically defined in the City's Ordinance, it is implicitly understood to follow the National Register which defines "integrity" as "the ability of a property to convey its significance." "To retain integrity a property will always possess several and usually most, of the aspects ("How to Apply the National Register Criteria for Evaluation" 1988:44).

The process for designating a historic resource is outlined in FMC 12-1609. In brief, a request to designate a resource to the Local Register may be made by the Council, the Commission, the Secretary to the Commission, the property owner or an authorized representative of the owner (12-1609(a). Applications for listing use the state protocol for survey forms with both a DPR 523A (Primary) as well as a DPR 523B (Building, Structure, Object Form) (12-1609(a)(1-9). A notice must be published in a local newspaper at least 10 days prior to the hearing and sent to the property owner as well. Commissioners must physically visit the property, prior to the Commission hearing (12-1609(c)(1), etc.

Attachment:	Exhibit A - State of California Survey Forms (Update) for the George W. Smith Home 15 October 2012 by Karana Hattersley-Drayton, M.A. And February 2008 Primary and BSO forms prepared by Galvan Preservation Associates, Inc.
	Exhibit B - State of California Survey Forms for the Henry and Emily Banta Home 11 October 2012 by Karana Hattersley-Drayton, M.A.
	Exhibit C - State of California Survey Update for the Flora Montague Bungalow Court 17 October 2012 by Karana Hattersley-Drayton, M.A.
	Exhibit D - State of California Survey Forms for the Bekins-McClatchy Home 11 October 2010 by Karana Hattersley-Drayton, M.A.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name(s) or Number: Henry and Emily Banta Home (Update)

***P2. Location:** *a. County: Fresno

*b. USGS 7.5' Quad: Fresno South, parcel located in the northeast ¼ of Section 4 T14S R20E

c. Address: 228 N. College (formerly 216 Jensen Avenue)

d. Assessor's Parcel Number: 459-232-13

***P3a. Description:** The Henry and Emily Banta Home was designated as a Heritage Property by the Historic Preservation Commission on June 5, 2006 as the Henry Banta and Walter Banta Home. In 2006, it was assumed that Walter and Henry were brothers. It is clear now from additional research that Henry was married to Emily Banta for 45 years and that Walter was a son, who soon after moved to another address.

This designation as a Heritage Property allowed the owner to use the California Historical Building Code in the rehabilitation of the property. The exterior restoration work was completed in 2006. As proposed, the property owner returned the exterior of the home to the look of the original single-family residence, thus removing the two additional doors on the façade. All new radiant pine siding from Chile (a green renewable tree source), was applied to match the original horizontal dropped siding. A porch with brick piers which was not original to the home was removed and a simpler wood balustrade was constructed in its place. The double hung sash windows on the home included both original wood as well as aluminum frame, and these were replaced with 1/1 vinyl sash. (The property owner would now use wood sash which are more readily available as replacement windows). RPM in Fresno milled additional pieces to match the existing frieze in order to continue the frieze around the exterior of the home as it was originally constructed. The property remains 5 residential rental units.

***P3b. Resource Attributes:** HP3 (Multi-family housing)

***P4. Resources Present:** •Building



P5b Photo date: October 4, 2012

***P6. Date Constructed/Age and Sources:** Circa 1895 (On 1898 Sanborn; 1890 Subdivision by Henry Banta (first property owner).

***P7. Owner and Address:** Stephen and Amanda Walter Trustees, 881 E. Country View Circle, Fresno, CA 93730

***P8. Recorded by:** Karana Hattersley-Drayton Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:** October 4, 2012

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the Henry Banta and Walter Banta Home 228 North College Avenue for the Local Register of Historic Resources."

***Attachments:** •Updated BSO • DPR Primary from 2006 Heritage Property Nomination

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S1 UPDATE

*Resource Name: The Henry and Emily Banta Home

B3. Original Use: Single family residence

B4. Present Use: Multi-family residence

***B5. Architectural Style:** Vernacular Cross Wing ("L" House)

***B6. Construction History:** The home is depicted on the 1898 Sanborn Fire Insurance Map but was undoubtedly built several years earlier. Alterations by owner (H. Banta) in 1911 for \$75.00. Repairs in 1921. New garage was built in 1921. Definitely an apartment complex by 1940 as general repairs to apartment noted. Garage remodeled to be a dwelling in 1944. A 10x10 addition in 1944. Porch enclosed in 1945 by Mrs. Jennie Nelson. Add a 5x6 foot bathroom in 1945. Two rooms enclosed to make an apartment in 1949. P. Wilson owner by 1955. Old back stairs removed and replaced in 1955. Garage and shed demolished and new carport constructed in 1958. Home returned to look of original single-family residence in 2006 by property owner.

***B7. Moved?** ■No

***B8. Related Features:** The home is located at the former juncture of Jensen and Froelich (now N. College Avenue) on lots 23-24 in the Supplement to the Elm Grove Addition (1887) added in 1890 and subdivided by Henry Banta. Several homes on this street and on Van Ness Avenue are on the Local Register of Historic Resources including the Moore-Koop Residence at 258 N. College (HP#202, 1895) and the John Frinchaboy Home at 243 N. College (HP#251, c1903).

B9a. Architect: N/A

B9b. Builder: Henry Banta et al

***B10. Significance: Theme:** Vernacular architecture **Area:** Elm Grove Addition, Fresno

Period of Significance: c 1895

Property Type: Cross Wing ("L" House) **Applicable Criteria:** i, ii and iii

The Henry and Emily Banta Home is an example of a vernacular housing type found throughout the Midwest (and West) in the latter part of the 19th century, the "Cross Wing." Thus the 2-story home was initially built with two wings at right angles to one another in an "L" plan. The cross-wing house was a Medieval English form which was resurrected by the authors of 19th century pattern books as a vehicle for their Picturesque designs (Carter and Goss 1988:37).

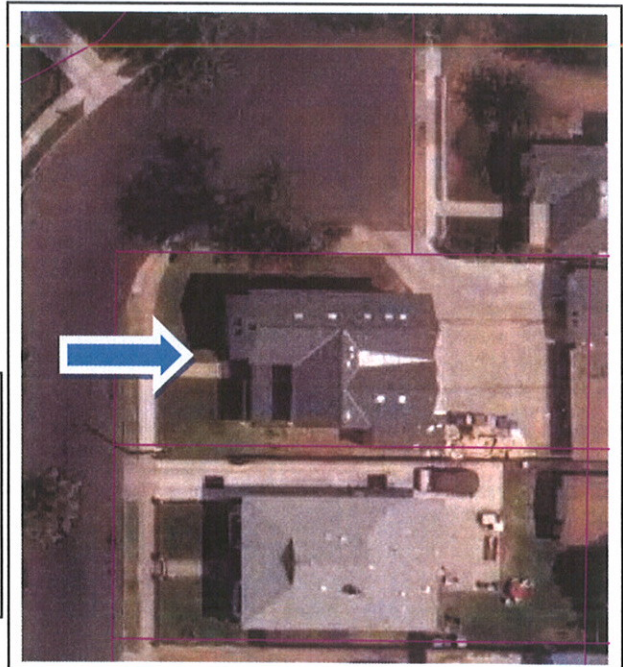
Henry Banta was born on March 14, 1841 in Platte City, Missouri, the sixth of nine children. By 1860 he had moved to Cleveland Township, Whitely County, Indiana, where he was enumerated in the 1860 census as a farm laborer. In 1861 he enlisted in the Union Army. He married Emily Frances Henderson in 1865 and around 1866 was elected Justice of the Peace. His major occupation was, however, as a carpenter, both in Indiana and in Fresno where he had relocated with his family somewhere before 1885 when he was "mustered" into Post 92 of the Grand Army of the Republic (Davenport 2012, personal communication). It is unclear what drew the family west except that one of his brothers, Frederick (born in 1846), was living in Fresno in the early 1880s. A "J. Banta" operated a planing mill which burned in 1882 but was rebuilt (Fresno County The Pioneer Years 1984:128). Whether "J" was actually another Brother (John Emerson, born (1838) or really "F" Banta is unknown. (see continuation sheet).

***B12. References:** County Assessor Record; 1888, 1898, 1906, 1918, 1948, 1950, 1963 Sanborn Fire Insurance Maps; Building permits on file with the City of Fresno Planning Division; Map of Elm Grove Addition, 1887, 1890; Tom Carter and Peter Goss, Utah's Historic Architecture, 1847-1940, 1988; Personal communication with David Davenport (Biographer of Henry Banta, 10 October 2012); Fresno County-The Pioneer Years 1984; Fresno Bee articles 24 March 1935, 5 July 1941, 5 September 1950; Ratkovich Plan Survey 1994; Polk Directories 1872-1910.

***B14. Evaluator:** Karana Hattersley-Drayton

***Date of Evaluation:** October 11, 2012

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 6

Resource: The Henry and Emily Banta Home, 228 N. College Avenue

*Recorded by: Karana Hattersley-Drayton

*Date: 10.11.12

■ Continuation

■ Update

However, the 1885 Sanborn Map depicts an "F. Banta Eureka Planing Mill" on K Street north of Fresno in block 92 (Sanborn 1885:1) By the 1888 Sanborn map the mill was no longer at this site. Frederick Banta also is noted as winning the contract to build the First Congregational Church in 1884, which was dedicated in September 1885, so Frederick was clearly well established in Fresno by this time (Fresno County-The Pioneer Years 1988:135). Homer Banta, the third child born to Henry and Emily Banta, remembers that he first came to Fresno in 1885 and reportedly played hooky from the planing mill (at his uncle's location) so that he could swim in the Mill Ditch that ran down the middle of Fresno Street at the time (Fresno Bee 5 September 1950). It would appear then that Henry and family came west to join his brother Frederick around 1885.

Both Frederick and Henry became involved in land subdivisions in Fresno; Henry in the supplemental addition to Elm Grove in 1890 and Frederick in the 1897 Banta's Addition. Due to the fact that Henry was the subdivider of his tract it stands to reason that his vernacular "farmhouse" was built as early as 1891, as it was located within this small addition at 216 Jensen (later 228 Jensen/228 N. College Avenue). The Polk Directories of 1896 indicate that Henry Banta (carpenter) resided at 162 Jensen. However there is no building on the 1898 Sanborn map and no indication that an address was assigned to a home which had burned. Therefore it is possible that the 162 and 216 Jensen addresses are one and the same, and if so the house was built by 1895. The house is clearly depicted on the 1898 Sanborn map.

The 1898 Polk Directories list both Henry Banta (carpenter) and one son, Walter Banta (carpenter, born in 1874) at 216 Jensen although it is assumed that wife Emily and other family members also lived in the home. Both men were also located in the home in the 1900-1904 Polk Directory, along with a R. Michaelson, laborer. By 1905 a Mack family was listed at this address: Artemus J. (carpenter) along with Bessie and three adult children. Henry Banta was now listed at 220 Jensen, an extant one-story Craftsman bungalow which was constructed on the same parcel as the earlier 2-story home and is depicted on the 1906 Sanborn Map. According to a 1911 building permit for 216 Jensen (now 228 N. College) H. Banta continued to be the owner but the 1910 census recorded him as the head of the household at the new address. The census taker also noted that Henry Banta was a contractor with a carpenter shop. A likely scenario was that the family "modernized" and built a Craftsman on their parcel after several years in the "farmhouse" style home. Henry Banta died on February 5, 1921 and is buried in the Laurel Hill Tract of Mountain View Cemetery beside his wife of 45 years (Davenport 10 October 2012).

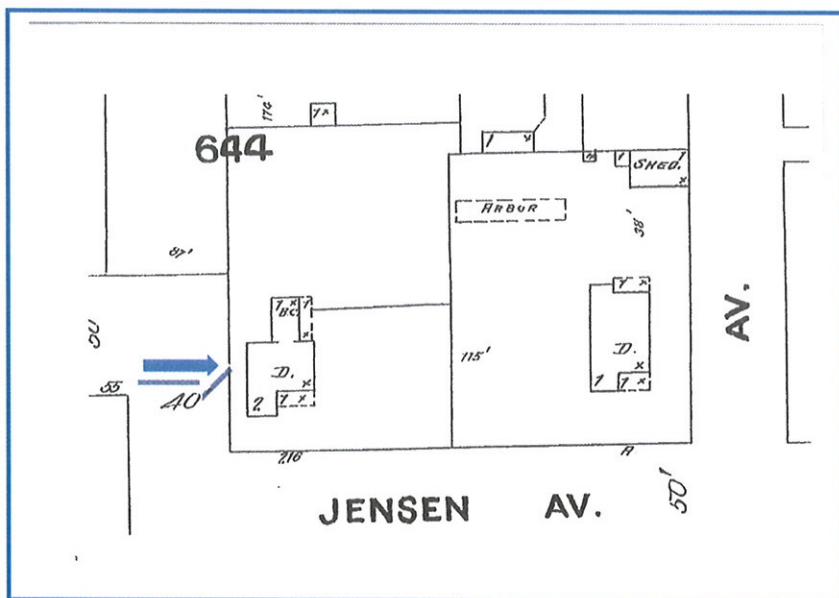
Henry and Emily Banta had nine children of which both Walter and another son, Arthur, are described in early Fresno histories. Walter was also a carpenter and lived with his family on Jensen until 1905 when he is recorded at 223 Park Avenue. Both he and brother Arthur Clarence (b 1869) were key players in the bicycle mail service during the 1894 railroad strike. Arthur was the proprietor of the first cyclery in the San Joaquin Valley and organized the bicycle mail relay over Pacheco Pass to San Francisco, and back (Fresno Bee 24 March 1935).

The Henry and Emily Banta Home was designated as a Heritage Property on June 5, 2006 by the Historic Preservation Commission. At the time the home was being restored. Designation as a Heritage Property allowed the property owner use of the California Historical Building Code. The home was restored to its historic look of c1895 in 2006. Recent additional research indicates a far richer history for both Henry Banta and for the home. The property appears to be eligible to the Local Register under Criterion i as one of the early residences within the Supplement to the Elm Grove Addition. It is also eligible under Criterion ii as the residence of Henry and Emily Banta, who arrived in Fresno by 1885; Henry Banta was noted as a gifted carpenter and builder and additionally as a land developer. The home is also a rare example of a vernacular housing type, the Cross-wing, which undoubtedly was familiar to the Bantas due to their many years in Indiana. The home maintains integrity of location, design, setting, feeling and association, with some loss of integrity of materials and workmanship.

*Recorded by: Karana Hattersley-Drayton *Date: October 12, 2012

■ Continuation

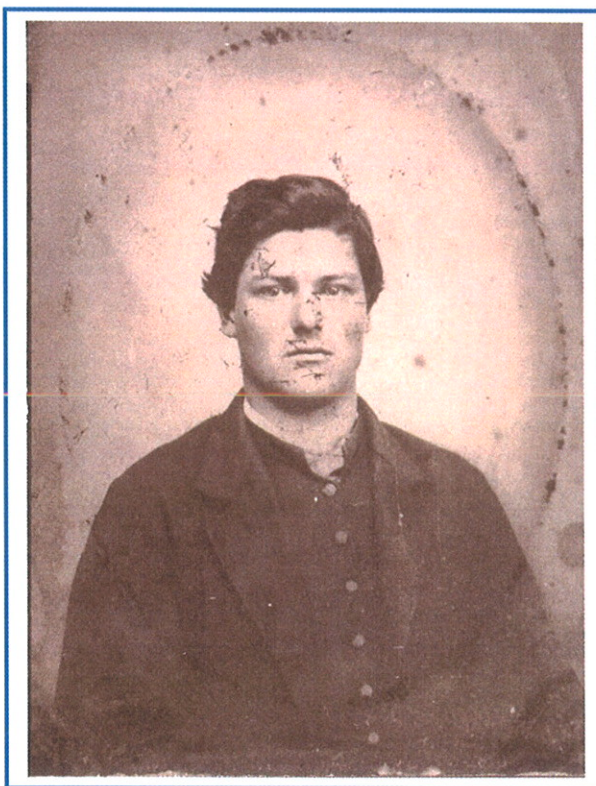
■ Update



1898 Sanborn
Map:53 depicting
home then
addressed as
216 Jensen

Photo of Henry
Banta, c1864.

Photo courtesy:
David Davenport



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: Henry Banta and Walter Banta Home

***P2. Location:** *a. County: Fresno

*b. USGS 7.5' Quad: Fresno South, parcel located in the northeast ¼ of Section 4 T14S R20E.

c. Address: 228 N. College

d. Assessor's Parcel Number: 459-232-13

***P3a. Description:** The Henry Banta and Walter Banta Home faces west onto North College Avenue and is an example of a "Cross Wing," also known simply as an "L" House, a late 19th-century vernacular house type popular throughout the United States. In plan the original home is a full two stories and cross-gabled, thus forming an L footprint. Apparently original to the home was a one-story addition with fireplace that bisected the back elevation and which included an open porch that faced south. Over the years the former single family residence has been modified particularly on the rear elevation in order to accommodate up to four separate units in the main house and a one-family one story cottage on the rear of the property. Character defining features of the main house (which is in the process of restoration) include the large massing, double hung windows, a medium pitch roof with overhanging eaves and boxed cornice, and horizontal dropped siding. Of particular interest is the treatment of the frieze which consists of a wide band of vertical tongue and groove paneling, much like what one would see on the walls of a 19th century kitchen. There are currently three doors on the façade. Only the original centrally placed door will be restored and the piercings for the other two entrances will be in-filled. Directly east of the main house is a one-story end gabled cottage that is also in the process of being remodeled. This cottage is a contributor to the property but is not individually eligible for listing.

***P3b. Resource Attributes:** HP3 (Multi-family)

***P4. Resources Present:** ● Building ● Element of (Proposed) District: North Park and Lower Fulton



P5b Photo date: 6.01.06

***P6. Date Constructed/Age and Sources:** 1898, Sanborn Fire Insurance Map and Polk Directory

***P7. Owner and Address:**
Stephen and Amanda Walter
134 Edison Avenue
Corte Madera, CA 94925

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**
5.31.06

***P10. Survey Type:**
Intensive

***P11. Report Citation:** Evaluation of the Henry Banta and Walter Banta Home for Fresno's Local Register of Historic Resources as a Heritage Property.

***Attachments:** ● Building, Structure and Object Report ● Continuation Sheet



Roof Detail with Frieze

Back Cottage at 228 N. College





REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 11/19/2012

November 19, 2012

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: CONSIDER RECOMMENDATION TO THE CITY COUNCIL THE DESIGNATION OF THE FORMER VOICE BROTHERS AUTO REPAIR BUILDING LOCATED AT 2424 STANISLAUS STREET TO FRESNO'S LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC12-1609.

RECOMMENDATION

The Historic Preservation Commission on October 22, 2012 voted 4-0 to table this agenda item until tonight's meeting in the hopes that additional historic information might be forthcoming. Upon Commission request, staff checked the files prepared for the 1994 Ratkovich Plan Survey. The former Voice Brothers Auto Repair Building was only included in the reconnaissance portion of the survey and was found to be ineligible for listing with no additional information about the architect or builder (23 February 1994 files, preservation archives). As a reminder, in December 2006 Urbana Preservation and Planning evaluated the building and also found it ineligible for designation to the National, California or Local Registers. However, it is only the Historic Preservation Commission and the Fresno City Council who can make a finding for designation to the Local Register of Historic Resources. Staff also forwarded a request for comparative data or information on this building through the city's historic preservation e-mail list. No information of import was received.

The current property owner, Mark Gilio, proposes to demolish the building. This simple One Part Commercial Block with its late art deco detailing is increasingly rare in Fresno. Staff has further discussed the eligibility of the building and now recommends that the Commission consider its designation under Criteria i and iii as a vernacular expression of the Art Deco and as a building that should be kept in service as part of the City's dedication to sustainability. Should the Commission wish to recommend designation, the building will be forwarded to the City Council for consideration pursuant to FMC 12-1609.

EXECUTIVE SUMMARY

This One Part Commercial Block building is constructed of brick and was apparently purpose-built in 1931 for the first owner, Lloyd D. Chrisman. Over the years it has served as an auto repair facility as well as an insurance office. The vertical pattern on the façade's frieze and the sawtooth design of the cornice on the west elevation show a clear nod to the vocabulary of the Art Deco period. Whether the building is a fine example of commercial vernacular, and thus eligible for formal consideration for the Local Register, or yet another simple building that is not terribly distinguished, is a matter for discussion for the Commission.

BACKGROUND

The City's Historic Preservation Ordinance authorizes "the Council, the Commission, the Secretary, the property owner, or an authorized representative of the owner" to initiate a request for designation of a property to the Local Register of Historic Resources (FMC 12-1609(a)). The Commission's Secretary, Karana Hattersley-Drayton, is initiating a request for a formal review by the Commission of the former Voice Brothers Auto Repairs Building due to the current property owner's proposal to demolish it due to a potential future need for additional on-site parking for his business.

Consideration of the Voice Brothers Auto Repair Building was slated to be reviewed by the Commission at its September 24, 2012 meeting but due to a lack of a quorum this meeting was cancelled. At the October 22nd meeting the Historic Preservation Commission tabled discussion of the item until tonight. Pursuant to FMC 12-1609(b)(2) staff published a public notice in the Fresno Bee (October 12, 2012).

As a reminder, for a property to be eligible for designation on the Local Register of Historic Resources it must be at least 50 years of age (unless of exceptional importance) and possess "integrity of location, design, setting, materials, workmanship, feeling and association" and have historical significance under one or more criteria (FMC 12-1607(a)(1)).

Attachments: Exhibit A - 2008 Aerial, YMCA Complex.
 Exhibit B - State of California Primary and BSO forms prepared December 2006
 By Wendy L. Tinsley, Urbana Preservation and Planning, for the
 City of Fresno.



PRIMARY RECORD

Review Code _____ Reviewer _____ Date _____

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP Status Code: 6Z
Other Listings: None

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 2424 Stanislaus Street

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Fresno

*b. USGS 7.5' Quad: Fresno South Date: 1978 T: R: 1/4 of 1/4 of Sec: B.M. _____

c. Address: 2424 Stanislaus Street City: Fresno Zip: 93721

d. UTM: (Give more than one for large and/or linear resources) Zone 11, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel #466-075-24, Fresno City Block 129, Lots 17-32

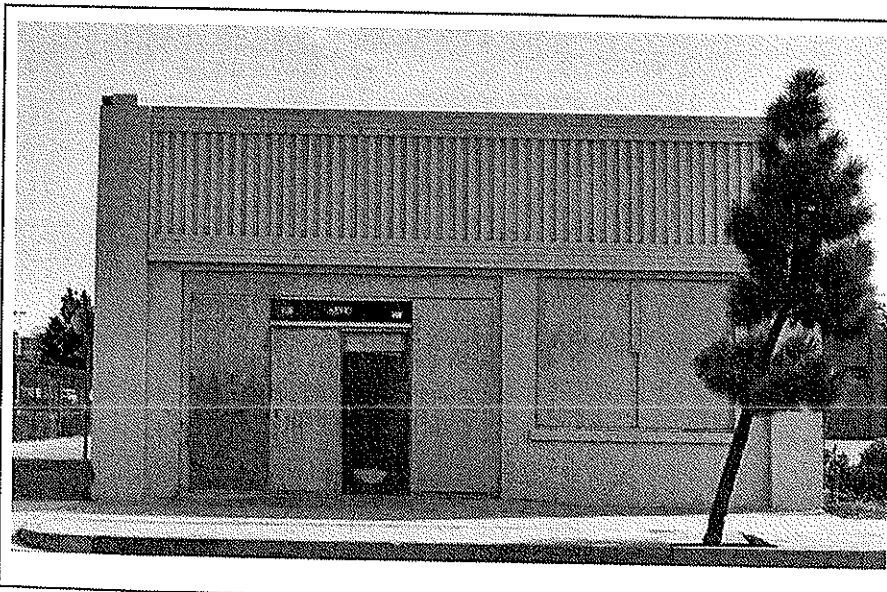
Upper Triangle Areas Survey Block # 16 (Sub Area 'B')

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story brick building was constructed in approximately 1930 in a One Part Commercial Block form with a rectangular plan covered by a flat roof with a front parapet. The front façade is asymmetrical in composition with boarded-over double entry doors flanked by boarded over openings that are either wide sidelights or additional doors. Adjacent to the entrance is a boarded over window with an exposed concrete sill; the boarded window comprises the western portion of the front elevation. The building frieze consists of wood or metal material installed in a vertical standing seam style and bounded by horizontal bands further vertically divided by individual grooves. Overall the building exterior appears to be in fair to poor condition. This building is located on the northwest side of the alley on the YMCA Complex block, and is separated from the YMCA athletic buildings by an expansive asphalt surface parking lot.

*P3b. Resource Attributes: (List attributes and codes) HP6 Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

View Southerly of Front (North) Elevation;

Photo Date: November 2006

*P6. Date Constructed/Age and Source:

☒ Historic, c. 1930

Fresno City Directories.

*P7. Owner and Address:

Central Valley YMCA

PO Box 11248

Fresno, CA 93772

*P8. Recorded by:

(Name, affiliation, and address)

Wendy Linsley, Principal

Urbana Preservation & Planning

1518 Myrtle Avenue, San Diego, CA 92103

(619-543-0693/Phone)

248 3rd Street, #841, Oakland, CA 94607

(510-663-7443/Phone)

*P9. Date Recorded: December 2006

*P10. Survey Type: (Describe)

Intensive Level: Pre-1961 Properties

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, City of Fresno Upper Triangle Areas Historic Property Survey Report, February 2007.

*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2424 Stanislaus Street

B1. Historic Name: Voice Brothers Auto Repairs

B2. Common Name: Not Identified

B3. Original Use: Office

B4. Present Use: Religious

*B5. Architectural Style: Modern Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)

Originally constructed in 1948; observed modifications likely include the addition of grid pattern concrete block on front façade. Other tenant improvements likely occurred as needed. The front façade changes may have occurred when the rear volume was appended to the building sometime between 1950 and 1965.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Not Identified

b. Builder: Not Identified

*B10. Significance: Theme: N/A

Area: Fresno

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A review of Fresno City Directories disclosed past occupants of the 2424 Stanislaus Street building include the Voice Brothers auto repair shop (1932, 1936), G.C. Sigfried auto repair shop (1940), Geophysical Service, Inc. (1944), the Barnett Car / Barnett Insurance Company (1949, 1953, 1958, 1960) and the Cal-Western Finance Company (1960). A review of Sanborn Fire Insurance publications for Fresno revealed the asphalt lot surrounding the 2424 Stanislaus Street property once served as a parking and display area for the used auto sales company that occupied the building from the late 1940s through at least 1960.

The 2424 Stanislaus Street property does not appear to be eligible for inclusion on the City of Fresno Local Register of Historic Resources, the California Register of Historical Resources, or the National Register of Historic Places, either individually or as a contributing element to a historic district.

B11. Additional Resource Attributes: (List attributes and codes) No additional resource attributes

***B12. References:**

City of Fresno Planning & Development Department

City of Fresno Municipal Code

Fresno City & County Historical Society

Fresno County Library

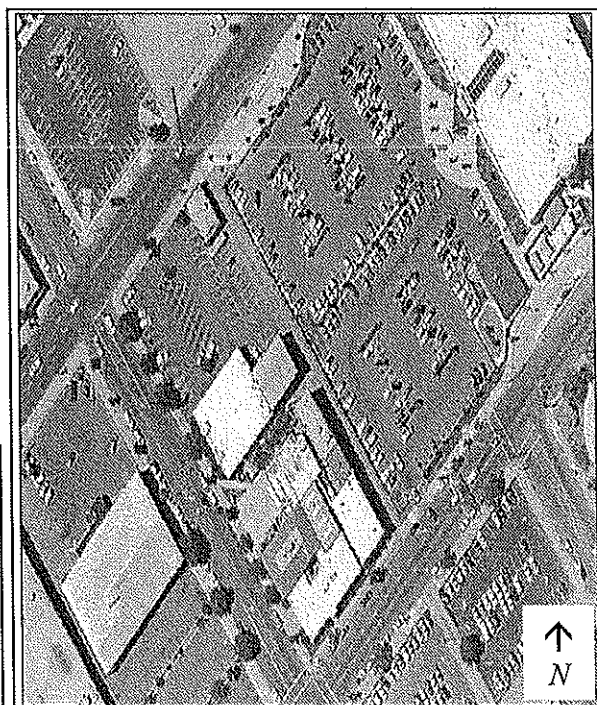
*See Report Bibliography for complete list of references

B13. Remarks: _____

*B14. Evaluator: Wendy L. Tinsley, Principal: Urbana Preservation & Planning
1518 Myrtle Avenue, San Diego, CA 92103 & 248 3rd Street, #841, Oakland, CA 94607

*Date of Evaluation: December 2006

(This space reserved for official comments.)



Please join us:

**“UNIQUELY FRESNO: A
CONVERSATION ABOUT OUR
BUILT ENVIRONMENT.”**



Date: Wednesday, November 28th
Time: 11:30am ~ 1:30pm
Location: Arte Americas
1630 Van Ness Avenue.
Fresno, CA. 93721.

Facilitator: Paul E. Pierce

What do we value most about Fresno's history, heritage and architecture? What is the future of our built landscape?

Sponsored by the City of Fresno's Downtown and Community Revitalization Division (Historic Preservation) and the Fresno Historical Society

Box lunches available: \$10 for ham, turkey or vegetarian but must order by November 26th. Cash preferred or Checks made payable to: "Humanics at Fresno State." (Limited available day of the event, \$12) or bag your own!

For more information or to RSVP please contact:

Karana Hattersley-Drayton
559.621.8520
karana.hattersley-drayton@fresno.gov.

Historic Preservation Commission Sub-Committees

As codified in the Commission's By-laws (Article 3, Section 1) the Chair of the Commission may appoint committees "to investigate and report to the Commission on matters within its jurisdiction." Under the Brown Act these committees may function as ad-hoc committees for a year, after which they must post agendas and hold open meetings. Some committees have been timed out, others fulfilled their obligations.

Education Sub-committee, (2009 (timed out) Teresa and Don

Modernism Sub-committee, (March 2010) (timed out) Joe, Teresa and Chris

Meux Home Sub-committees (April 2010) (fulfilled obligation/timed out)

Teresa, Chris and Molly (architecture); Don, Sally and Joe (fundraising)

Training/Conference Sub-committee (October 2010) (fulfilled obligation/timed out) Teresa, Don and Patrick

Garcia Adobe Sub-committee (July 2011) Timed out

Molly, Don and Patrick

Memorial Auditorium Sub-committee (September 26, 2011)

Chris, Teresa and Patrick

Windows Sub-committee, bungalow court (January 9, 2012)

Patrick and Molly (met 1.13; motion for compromise at January 23, 2012 meeting)

Outreach (2012 Work Plan) Sub-committee (January 23, 2012)

Patrick, Molly and Joe Moore

MCM District Sub-Committee (May 21, 2012)

Charlotte, Joe and Patrick Boyd.